

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

September 21 of 2006



RP 06-08: proposed replat in Block B of Rockwood Park Estates

SIZE AND LOCATION: 4.13 acres of land located at the southwest corner of North Harvey Mitchell Parkway (F.M. 2818) and Cedarwood Drive in far southwestern Bryan, Brazos County, Texas

LEGAL DESCRIPTION: Lots B1 thru B5, Block B, Rockwood Park Estates

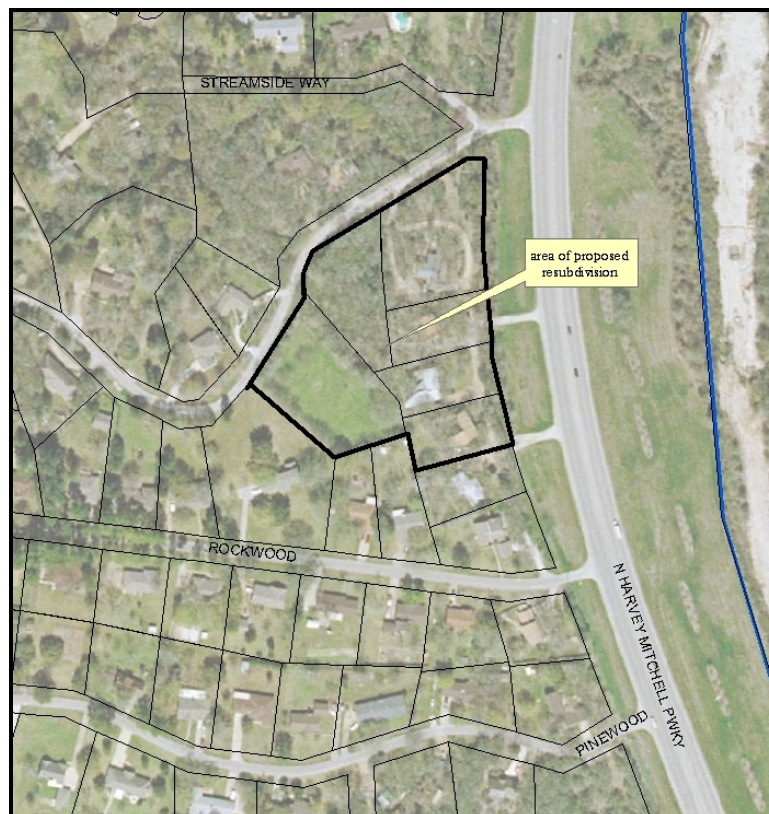
ZONING: 'RD-7' Residential District – 7000

EXISTING LAND USE: single-family home sites; vacant lots

APPLICANT(S): John J. Wingfield Jr., Elena Szilagyi, J.W. and Mary Lou Chism, Gail D. and Debra D. Williams Rev. Trust, as well as Charles Todd, Brenda S. and David Kent

AGENT: Garrett Engineering

STAFF CONTACT: Martin Zimmermann, Project Planner



PROPOSED RESUBDIVISION:

Five existing lots, Lots B1 thru B5 in Block B of Rockwood Park Estates, are proposed to be divided into seven new lots, each of which are planned to be residential home sites. Four of these seven proposed lots are already occupied by residences at 1901 Cedarwood Drive as well as at 217, 219 and 221 North Harvey Mitchell Parkway. The remaining three proposed lots are currently vacant and adjoin the south side of Cedarwood Drive.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed replat in Block B of the subdivision known as Rockwood Park Estates.